



## **MINUTES**

**Committee on Development and Planning**  
**Thursday, July 28 2016 @ 10:00 a.m.**  
**10<sup>th</sup> Floor Conference Room, City Hall**

### **CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

### **ROLL CALL**

Council Member Jody Washington, Chair  
Council Member Jessica Yorko, Vice Chair  
Councilmember Judi Brown Clarke, Member-excused

### **OTHERS PRESENT**

Sherrie Boak, Council Staff  
Bob Johnson, Planning & Neighborhood Development  
Susan Stachowiak, Planning & Neighborhood Development  
Jim Smiertka, City Attorney  
Mark Mello  
Kathy Miles  
Jon Miles  
Amy Kraus  
Don Kulhanek, Planning & Neighborhood Development  
Council Member Wood  
Mikki Droste, Capital Area Housing Partnership  
Sage Hales-Ho, Capital Area Housing Partnership  
Barb Kimmel, Planning & Neighborhood Development  
Amy Kraus, Capital Area Housing Partnership

### **PUBLIC COMMENT**

Council Member Washington stated all comments will be taken at the agenda item.

### **MINUTES**

Action will be taken at the next meeting.

### **DISCUSSION/ACTION:**

#### **DISCUSSION – Responsible Bidding Ordinance**

Council Member Washington informed the group of the process that has taken place thus far, which included meetings with union representatives, Lansing Chamber and LEAP. Council Member Wood recapped the history of the ordinance which was before the Committee in the

past, then failed on the floor when setting a public hearing. When it came back to Committee at that time, there were pending outstanding issues and the ordinance went into a holding pattern. Council Member Washington asked the Committee and the City Attorney to review the draft ordinance for discussion at the next meeting. August 10th. At that time it will be reviewed to be introduced and set a public hearing at the August 22, 2016 Council meeting. She did note that the Chamber and LEAP have already stated they will have to say they do not support it, however she confirmed all their suggestions have been incorporated into the ordinance.

**RESOLUTION – Set a Public Hearing; SLU-2-2016; Special Land Use Permit, Church in “F” Commercial & “D-1” Professional Office Districts at 5606 S. Martin Luther King, Jr. Blvd.**

Council Member Washington acknowledged that at the last Committee meeting a public hearing should have been set, as required for a SLU.

MOTION BY COUNCIL MEMBER YORKO TO SET THE PUBLIC HEARING FOR SLU-2-2016 FOR AUGUST 29, 2016. MOTION CARRIED 2-0.

**ORDINANCE - Z-5-2016; 2918 N East Street; AVMM, LLC Marco’s Pizza; “A” Residential District to “F” Commercial District**

Council Member Washington confirmed that there were no comments at the public hearing on July 25<sup>th</sup>, and this rezoning will bring the property into compliance with the surrounding commercial district.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR Z-5-2016. MOTION CARRIED 2-0.

**SkyVue Development Question and Answers**

Council Member Washington informed the Committee she had invited Mr. Marshall with RISE, the SkyVue developer, to attend the meeting and he was unable to attend. She in turn forwarded questions to Mr. Marshall, and she then referenced and distributed his response letter (attached). Council Member Washington outlined the questions and hoped the Committee could put something in place to provide a better understanding of all projects in the future. The questions included:

- How was it determined how much clean-up was necessary?
- How is the dollar amount and length of the brownfield determined?
- Who is notified when the cleanup is finished?
- Who does an inspection to verify the cleanup is complete?
- Is a report done regarding the entire process- beginning to end?
- Where is the report of the completed cleanup kept?
- How does an individual/group access that report to ensure that the cleanup was complete?

Council Member Wood asked Council Member Washington to consider a special Committee meeting if that is necessary to get Mr. Marshall in attendance.

Council Member Washington stated her concerns with the projects include that the developer decides the process, they inspect and they determine the steps to be taken.

Council Member Wood spoke on a concern with subcontractors not paying City taxes. Ms. Kraus a former City Treasurer acknowledged that at one time there was a process of tracking

the status, but she was unsure of the process currently adding that it is difficult to track workers that are non-residents. She offered to work with the current Treasurer on a plan if the Committee invites her to.

Mr. Mello stated his opposition to the process at SkyVue, his frustration with obtaining information he is requesting, and noted a May 16<sup>th</sup> FOIA request to the Law has yet to be answered. Mr. Mello then stated his concern with a block on Michigan Avenue that was demolished during the week that did not have permits, inspections or safety measures in place.

Mr. Johnson noted that the area on Michigan, area 24 quadrant, is fenced, the building official was on site during the demolition, they have applied and been granted their DEQ permits, and have followed the State and City regulations on demolition. The City does not regulate the environmental compliance; however the Building Official was on site the whole time. Council Member Washington acknowledged Mr. Johnson for his information and added that the Committee needs to consider putting steps in place so all process are known.

Council Member Wood asked if the residents were notified prior to the demolition. Mr. Johnson confirmed that the permit requires it and it was performed.

#### **OTHER**

Council Member Washington added a Resolution to the agenda which would be approving the language to be placed on the November Ballot for the sale of a portion of Scott Park, the physical structure. The language will state "Shall the City of Lansing be authorized to sell a portion of the Scott Park Property that is the physical structure known as Scott Center Building to Habitat for Humanity Capital Region".

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION AS PRESENTED. MOTION CARRIED 2-0.

Council Member Yorko asked why the standard statement of "authorize to market for sale" was not included, and if it was because there was already a buyer. Mr. Smiertka confirmed she was correct.

Ms. Miles asked questions on SkyVue, such as if the construction was on schedule, Mr. Johnson stated yes; if they were only renting to students, and Council Member Washington stated anyone can rent there, but students are not excluded, and lastly Ms. Miles asked if it was only for Chinese, and Council Member Washington acknowledged that would be illegal. Ms. Miles then asked Ms. Stachowiak if there were any businesses determined, and Ms. Stachowiak stated no.

#### **Presentation – Capital Area Housing (Amy Kraus)**

Ms. Kraus introduced Ms. Droste and Ms. Sales-Ho as the Director and Executive Director of the non-profit organization that offers home ownership counseling, potential rehabilitation of residences, and down payment funding. Ms. Droste distributed information packets that outlined their progress currently in East Lansing and their intentions as they move into Lansing. They have three certified counselors who work with all applicants, and offer counseling. They have partnered with Franklin Street Community Housing Corporation (FSCHC). In the past year MSHDA has dissolved their homeownership funding; therefore it is getting difficult to get assistance since there are no Federal or State groups that assist in the program. The organization is currently looking at an area of homes near and around Eastern High School as their next project and are open to any ideas.

Council Member Washington asked the how they were different from Habitat for Humanity, and if their primary focuses is affordable home ownership. Ms. Droste acknowledged that there was a time when homes were being overtaken by students. While there has always been a desire to do home ownership, it depends on the market and where funding is available. In regards to the comparison to Habitat, Ms. Droste stated that Habitat is national and have stronger restrictions for income on ownership. Ms. Kraus added to the presentation that this Organization is working not just with the homeless, but families who qualify for assistance on homes and don't realize they do even though they are working. This is addressed with rentals, buildings or rehabilitation depending on what is available and who wants to fund. The City Planning and Neighborhood Development Department is involved with these projects as well, and the organization is doing outreach to the neighborhoods. Council Member Washington asked if they were looking at median income, and Ms. Droste stated that it is the home values, and appraised values. They look at the end value of the property.

Council Member Washington invited the organization to her East Side Residents meeting in October.

Ms. Kraus noted three addresses in the City they have already been involved in, and encouraged the Committee to drive by. Those addresses were 307 N Hayford, 231 Lathrup and one on Owen that is already done. They recently received a grant for Ingham County and will be working in Leslie, Williamston and Mason.

Mr. Johnson referenced a report he had delivered to the Committee over the last couple months that listed the 177 homes currently under rehab in the City. They will be tracking these homes. Council Member Wood asked if the tracking includes numbers on when a house is rehabilitated, how long the owners occupy it. Ms. Kimmel clarified that the program has deed restrictions for 20 years, and if they sell the City collects on the loan. If it slides into a rental they cannot collect. Council Member Wood asked for the tracking information. Council Member Washington asked if they track how many people default. Ms. Droste confirmed their organization does track that, and no one has defaulted in four (4) years, and before that the percentage was lower than the average default rate.

Adjourn at 10:52 a.m.

Submitted by,

Sherrie Boak, Recording Secretary,  
Lansing City Council

Approved by the Committee on August 11, 2016